

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Washtenaw County**

State: **MI**

PJ's Total HOME Allocation Received: **\$7,116,999**

PJ's Size Grouping*: **B**

PJ Since (FY): **2001**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	87.41 %	93.18 %	18	95.51 %	6	8	
% of Funds Disbursed	75.74 %	84.60 %	18	87.58 %	4	6	
Leveraging Ratio for Rental Activities	2.49	3.19	10	4.86	26	30	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.97 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.18 %	69.71 %	16	71.17 %	23	24	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.79 %	87.63 %	5	81.54 %	90	86	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.87 %	6	45.68 %	79	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.66 %	10	96.19 %	37	38	
Overall Ranking:			In State:	10 / 20	Nationally:	52 54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,229	\$26,833		\$27,510	95 Units	51.60 %	
Homebuyer Unit	\$40,965	\$17,454		\$15,239	65 Units	35.30 %	
Homeowner-Rehab Unit	\$30,302	\$22,935		\$20,932	24 Units	13.00 %	
TBRA Unit	\$0	\$5,531		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$149,328	\$31,019
State:*	\$78,736	\$74,329	\$19,561
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 4.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.8	33.8	29.2	0.0
Black/African American:	84.2	60.0	70.8	0.0
Asian:	0.0	1.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.5	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	61.1	16.9	33.3	0.0
2 Persons:	14.7	21.5	20.8	0.0
3 Persons:	8.4	29.2	16.7	0.0
4 Persons:	8.4	15.4	16.7	0.0
5 Persons:	1.1	10.8	0.0	0.0
6 Persons:	6.3	0.0	12.5	0.0
7 Persons:	0.0	3.1	0.0	0.0
8 or more Persons:	0.0	3.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.1	23.1	20.8	0.0
Elderly:	1.1	0.0	50.0	0.0
Related/Single Parent:	20.0	41.5	16.7	0.0
Related/Two Parent:	8.4	27.7	12.5	0.0
Other:	8.4	7.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	1.5 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	65.3	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County

State: MI

Group Rank: 52
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 54
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	59.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

